

4607 Division Hwy

East Earl, PA | 17519

Available
±4,000 SF



Property Overview

4607 Division Highway offers +/- 4,000 square feet of office, medical, or retail space for lease. The former chiropractic office is a turn-key facility and the ideal location for an operator looking to open their business right away. This space is set up for a multitude of uses, including medical, dental, construction, landscaping, office and more! In addition to the 4,000 SF of leasable space, 4607 Division Highway includes three, fully leased residential apartments. For the right buyer, this would be an excellent owner-operator facility to add to their investment portfolio. The site is surrounded by a strong residential presence, and near major traffic generators like Shady Maple Smorgasbord, Shady Maple Farm Market, and Goods Market. The parcel sits along Rt. 322 (±10,000 CPD) with convenient access to Route 23 (±12,000 CPD). With the property's position in the growing market of retail and industrial, this creates a great opportunity for any tenant looking to enter the East Earl market.

Surrounding Retailers

SHADY MAPLE
SMORGASBORD

TURKEY HILL

**TRACTOR
SUPPLY CO**

Goods Store

GISH'S FURNITURE
AMISH HEIRLOOMS

Cale Bruso | Adam Hagerman | Blake Shaffer
Brad Rohrbaugh | Chad Stine
717.843.5555 | www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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ACTIVE MEMBER OF:
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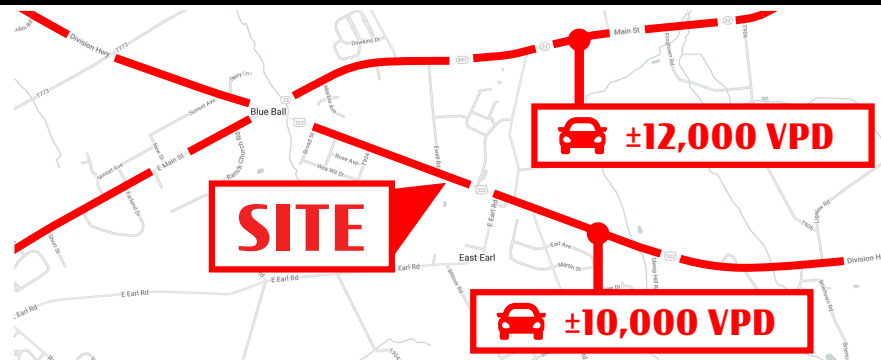
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Location

4607 Division Highway is well positioned in the growing East Earl market. The parcel sits on the busy corridor of Route 322 ($\pm 10,000$ CPD) and Route 23 ($\pm 12,000$ CPD). Nearby national retailers such as BB&T, Sunoco, and Tractor Supply Co. bring in traffic to the area. The dense residential area hosts numerous schools and developments such as Earl Union School, Garden Spot High School, Garden Spot Village, and the Landing Spot at GSR. A trade area that extends over 10 miles combined with traffic from the dense residential area allows the site to pull from the surrounding markets.



Trade Area

Adding to the stability of the project, 4607 Division Highway shows a 20-minute drive time demographic of over 45,994 people with household incomes more than \$83,194 and daytime employment demographics equally as strong with 35,074. The demographics within a 10-mile radius include 135,089 people in 48,308 homes, a labor force of 103,615 with an average household income of \$85,708. The areas growth since 2000 has increased 16.5% with over 7,966 homes.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	2,277	12,663	28,976
TOTAL EMPLOYEES	427	8,410	13,873
AVERAGE HHI	\$93,568	\$91,634	\$92,283
TOTAL HOUSEHOLDS	768	4,432	9,856
TRAFFIC COUNTS: Division Hwy (Rt. 322) $\pm 10,000$ VPD			

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MARKET AERIAL



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